

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, FEBRUARY 17, 2015

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, February 17, 2015**, at **6:00 p.m.** to consider the following:

SIDP 2014-0004
STONESPRINGS HOSPITAL CENTER SIGN DEVELOPMENT PLAN
(Sign Development Plan)

Highway 50 Real Estate LLC, of Nashville, Tennessee, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the maximum number, maximum area of any one sign, maximum total aggregate sign area, and minimum setback from right-of-way of certain signs. The subject property is located in the PD-OP (Planned Development-Office Park) zoning district and is being developed pursuant to ZMAP 2006-0007, Glasscock Field at Stone Ridge. The subject property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, and between the Ldn 60-65, aircraft noise contours. Alternative sign regulations for permitted signs may be requested with the submission of a Sign Development Plan pursuant to Section 5-1202(E) of the Revised 1993 Zoning Ordinance. The subject property is approximately 37.3 acres in size and is located within the northwest quadrant of the intersection of John Mosby Highway (Route 50) and Gum Spring Road (Route 659), at 24440 and 24430 Stone Springs Boulevard, Sterling, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number 100////////65A (PIN# 204-48-7841). The area is governed by the policies of the Revised General Plan (Suburban Policy Area), which designate this area for development of Business uses which recommend a Floor Area Ratio (FAR) of up to 1.0.

ZCPA 2014-0003
CREEKSIDE AT ROUND HILL
(Zoning Concept Plan Amendment)

Creekside Land LLC, of Frederick, Maryland, has submitted an application to amend the concept plan and proffers approved with ZMAP 2004-0001, Creekside at Round Hill, in order to revise the layout of lots, roads, open space, and recreational facilities, phasing of the development, and design requirements, eliminate a previously approved "Village Green", and establish new areas for civic uses and water treatment facilities, with no resulting change in density in the PD-H3 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units), zoning district. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting modifications of the Zoning Ordinance and Land Subdivision and Development Ordinance (LSDO) as follows:

Zoning Ordinance Section	Proposed Modification
§3-509(C), Additional Development Standards, Minimum Buffer.	Reduce the width of the required permanent common open space buffer with a Type 2 Buffer Yard from 50 feet to a width between 0 feet (eliminated in certain areas) and 35 feet along all boundaries of the subject property.
§4-102, Size and Location.	Permit a PD-H3 zoning district to be less than 50 acres in size.
§4-109(C), Site Planning-External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses.	Reduce the width of the permanent open space buffer required along the perimeter of the PD-H zoning district, landscaped with a Type 2 Buffer Yard, from 50 feet to a width between 0 feet (eliminated in certain areas) and 35 feet.
§4-109(E), Site Planning-External Relationships, Height limitations at edges of PD-H districts.	Permit a maximum building height of up to 35 feet for single family dwellings located at the edge of the PD-H3 zoning district, without any additional building setbacks.
§4-111(B), Open Space, Ownership, Operation and Management of Common Open Space and Common Facilities	Permit common open space to be dedicated to the Town of Round Hill in lieu of the Board of Supervisors of Loudoun County.
§5-900(A)(10), Building and Parking Setbacks from Roads, Other Major Collector Roads	Reduce the minimum building setback from 75 feet to 25 feet, and reduce the minimum parking setback from 35 feet to 0 feet, along Main Street (Route 719).
Table 5-1414(B) of §5-1414, Buffer Yards and Screening Matrix	Reduce the minimum required width from 20 feet to 15 feet, and modify the minimum required Plantings per 100 Lineal Feet of Property Line to 2 canopy trees, 2 understory trees, 0 shrubs, and 4 evergreen trees per 100 lineal feet, for the Type 2 Rear Buffer Yard applicable to lots 13-23, 25-40, 42-45, 47-49, and a portion of Open Space Parcel E.
§7-803(B)(1), Lot and Building Requirements, Lot Width	Permit a minimum lot width of less than 40 feet for lots 41-46, 59-64, 77-82, and 90-95 in order to permit pipestem lots.
§7-803(C)(1), Lot and Building Requirements, Yards	Permit a minimum front yard of less than 15 feet for lots 41-46, 59-64, 77-82, and 90-95 in order to permit pipestem lots.
§7-803(C)(1), Lot and Building Requirements, Yards	Reduce the minimum rear yard from 25 feet to 15 feet for all lots.
LSDO Section	Proposed Modification
§1242.02, Dedication of Land	Permit common open space to be dedicated to the Town of Round Hill in lieu of the Board of Supervisors of Loudoun County.

(More detailed descriptions of each modification are available upon request.)

The subject property is approximately 46.94 acres in size and is located west of Evening Star Drive (Route 1320), on the east side, and east of, Main Street (Route T719), and north of East Loudoun Street (Route 7), in the Blue Ridge Election District. The subject property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ACRES	ZONING	ADDRESS
584-30-7460-001	/34//12//C1-1/	5.25	PD-H3	45 Main Street, Round Hill, VA
584-40-4643	/34/////////77/	1.01	PD-H3	65 Main Street, Round Hill, VA
584-40-6122	/34/////////78/	6.09	PD-H3	N/A
583-10-5827	/34//12////A/	10.71	PD-H3	N/A
584-40-5974	/34//12////B/	10.71	PD-H3	N/A
555-35-2988 (portion)	/34/////////79/	13.17	PD-H3	N/A

The area is governed by the policies of the Revised General Plan (Round Hill Joint Land Management Area Policy Area) and the Round Hill Area Management Plan which designate this area for residential use at a recommended density between 1.0 and 2.5 dwelling units per acre dependent upon compliance with open space, infrastructure, and regional facility policies.

SPEX 2014-0017
WALTONWOOD SOUTH RIDING
(Special Exception)

Singh Development LLC, of Cary, North Carolina has submitted an application for a Special Exception to permit a continuing care facility with up to 235 residential units in the CLI (Commercial Light Industrial) zoning district. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, and between the Ldn 60-65, aircraft noise contours, and located partially within the QN (Quarry Notification) Overlay District-Chantilly Crush Stone Note Area and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed continuing care facility use is listed as a Special Exception use under Section 3-904, pursuant to Section 3-907(P). The subject property is approximately 19.49 acres in size and is located along the north and south sides of East Gate View Drive (Route 3010), and on the east side of Tall Cedars Parkway (Route 2200), in the Dulles Election District. The subject property is more particularly described as follows:

PIN	Tax Map Number	Acres	Address
097-17-2329	107//13////4/	18.55	N/A
097-16-9348	107//13////3/	0.32 (portion of 14.30 acre parcel)	N/A
097-16-5850	107//13////A/	0.62	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for Business uses.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the

Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.